



CITY OF ROCKAWAY BEACH

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that the City of Rockaway Beach Planning Commission will hold a public hearing on **Thursday, June 20th at 5:00 p.m.** in City Hall located at 276 S. Highway 101, Rockaway Beach, Oregon. The purpose of the public hearing is to consider the following request:

The Applicant, Nedonna Development LLC, is requesting a modification to the Planned Unit Development that was approved by the City in 2008. The Case File for this request is #PUD-24-1. The subject property is approximately 2.56 acres in size and is located on Kittiwake Drive north of Riley Street and south Song Street in Nedonna Beach. The property is identified as on Tillamook County Assessor's Map 2N1020AB as Tax Lots 10200, 10400, and 10500.

You are receiving this notification as you are the owner of the subject property, or are a registered property owner within 200 feet of the applicant's property and are entitled to notice.

APPLICABLE CRITERIA: Criteria for the request are specified in the Rockaway Beach Zoning Ordinance (RBZO) Section 3.010, Single Family Residential Zone, Section 3.080, Special Wetlands Area, Section 3.092, Flood Hazard Overlay Zone, Section 3.132, Wetland Notification Overlay Zone, Article 10, Planned Unit Development, and the Rockaway Beach Subdivision Ordinance.

Oral public testimony will be heard and written public comments will be accepted at or prior to the hearing. If submitting comments prior to the hearing, deliver to the City Hall at the address given above, or mail to Planning Department at P.O. Box 5, Rockaway Beach, OR 97136. Please use file number PUD-24-1 on written comments, and include your name, mailing address, and phone number.

The staff report will be prepared no less than seven days prior to the hearing for review at City Hall. Hard copies will be available upon request to the City free of cost. All other documents and evidence related to this land use action shall be incorporated into an Official Record and made available for review at City Hall upon request.

Failure to raise an issue in person, in writing at or prior to the close of the hearing, or failure to provide statements or evidence sufficient to afford the Planning Commission and other interested parties an opportunity to respond to the issue constitutes forfeiture of the right to appeal the decision of the Planning Commission. Failure to specify as to which criteria the comments are directed precludes an appeal based on that criterion.

Responsible Official: Mary Johnson
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